161.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,900 / 920,900
					USE VALUE:	920,900 / 920,900
					ASSESSED:	920,900 / 920,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARP JOHN D & SARA C
Owner 2:	
Owner 3:	
Street 1:	245 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,601 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1995, having primarily Clapboard Exterior and 2074 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10601.000	430,100		490,800	920,900
Total Card	0.243	430,100		490,800	920,900
Total Parcel	0.243	430,100		490,800	920,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.02 | /Parcel: 444.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107397

GIS Ref

GIS Ref

Insp Date 08/02/18

!12585!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,200	0	10,601.	490,800	921,000	921,000	Year End Roll	12/18/2019
2019	101	FV	351,700	0	10,601.	490,800	842,500	842,500	Year End Roll	1/3/2019
2018	101	FV	358,000	0	10,601.	434,700	792,700	792,700	Year End Roll	12/20/2017
2017	101	FV	358,000	0	10,601.	364,600	722,600	722,600	Year End Roll	1/3/2017
2016	101	FV	358,000	0	10,601.	364,600	722,600	722,600	Year End	1/4/2016
2015	101	FV	357,100	0	10,601.	315,500	672,600	672,600	Year End Roll	12/11/2014
2014	101	FV	357,100	0	10,601.	305,000	662,100	662,100	Year End Roll	12/16/2013
2013	101	FV	357,100	0	10,601.	290,300	647,400	647,400		12/13/2012

PRINT

Date	Time
12/11/20	02:39:36

LAST REV

Date	Time
08/09/18	14:15:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COURTEMANCHE PA	1175-178		8/15/1997		397,000	No	No		Y

USER DEFINED

Prior Id # 1:	107397
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/1994	629		140,000					NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Meas/Inspect	372	PATRIOT
11/24/1999	Meas/Inspect	263	PATRIOT
5/11/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10601		Sq. Ft.	Site		0	70.	0.66	8			Med. Tr	-5					490,791						490,800	

Total AC/HA: 0.24337 | Total SF/SM: 10601 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,791 | Spl Credit | Total: 490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15626812
Const Adj.:	0.99495000
Adj $ / SQ:	143.804
Other Features:	90728
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503644
Depreciation:	73532
Depreciated Total:	430112

COMMENTS

NEW HOUSE BUILT 1995.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

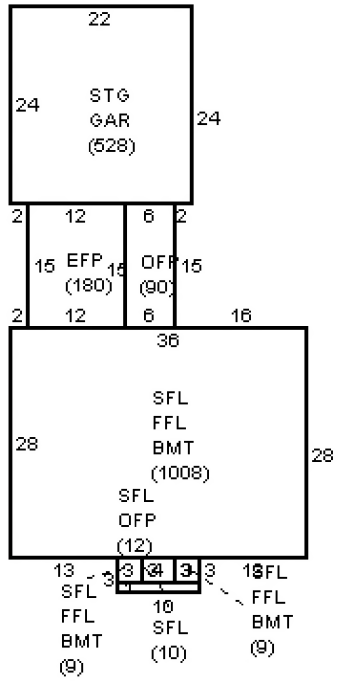
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	158.18
Special Features:	0	Val/Su Net:	96.91
Final Total:	430100	Val/Su SzAd	207.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,048	143.800	150,706
BMT	Basement	1,026	43.140	44,263
FFL	First Floor	1,026	143.800	147,543
GAR	Garage	528	19.640	10,367
STG	Storage	528	6.350	3,351
EFP	Enclos Porch	180	42.140	7,585
OFP	Open Porch	102	32.510	3,316
	Net Sketched Area:	4,438	Total:	367,131

Size Ad	2074	Gross Are	4438	FinArea	2074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc